

**SAN BERNARDINO COUNTY  
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

**PROJECT LABEL:**

**APN: 0315-231-17 & 0315-085-28**

**APPLICANT:** MUNEM MAIDA

**PROPOSAL:** A. A CONDITIONAL USE PERMIT TO  
ESTABLISH A 6,793 SQUARE FOOT  
CONVENIENCE STORE, GAS STATION,  
AND A CARE-TAKER RESIDENCE ON .90  
ACRE; AND  
B. MERGE TWO PARCELS

**COMMUNITY:** ERWIN LAKE/3RD SUPERVISORIAL DISTRICT  
**LOCATION:** EAST/SOUTHEAST CORNER OF STATE  
HIGHWAY 38 AND STATE LANE

**PROJECT NO.:** P201300086/CUP

**REP(S):** STEENO DESIGN STUDIO

**STAFF:** OXSO SHAHRIARI, PLANNER

**USGS Quad:** MOON RIDGE

**T, R, Section:** T 2n R 2E Sec.19 NE ¼

**Thomas Bros.:** 4812-H1

**Community:** ERWIN LAKE

**LUD:** General Commercial (CG)

**Overlays:** Biological and Fire Safety (FS-1) Overlays

**PROJECT CONTACT INFORMATION:**

**Lead Agency:** County of San Bernardino  
Land Use Services Department – Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0182

**Contact Person:** Oxso Shahriari, Planner

**Phone No:** (909) 387-8311

**Fax No:** (909) 387-3223

**E-mail:** [oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov)

**Project Sponsor:** Steeno Design Studio for Munem Maida  
11774 Hesperia Road, Suite B1  
Hesperia, CA 92345  
(760) 244-5001

**PROJECT DESCRIPTION:**

The proposed project is a Conditional Use Permit to establish a 6,793 square foot convenience store, gas station, and a caretaker residence on .90 acre, with the balance of the site set aside for customer and employee parking, and required landscaping.

**ENVIRONMENTAL/EXISTING SITE CONDITIONS:**

The project is located on the east/southeast corner of State Highway 38 (Greenspot Blvd.) and State Lane; in the community of Erwin Lake, approximately 2 miles south of the Baldwin Lake. The site is zoned General Commercial (CG) and is surrounded by similarly zoned parcels to the north and west. To the east and south/southwest the zoning is residential. The project site supports a moderately dense community of evergreens, but no protect trees have been identified. The project site is in Fire Safety Overlay (FS-1) and Biological Resources overlays, for which the project is being reviewed and conditioned through this land use application.

Project #: P201300086

Conditional Use Permit

STEENO DESIGN FOR MUNEM MAIDA

AREA	EXISTING LAND USE	LAND USE ZONING/OVERLAY DISTRICTS
Site	Vacant	General Commercial (CG) Biological Resources & Fire Safety Overlay (FS-1) Overlays
North	Vacant	General Commercial (CG) Biological Resources & Fire Safety Overlay (FS-1) Overlays
South	Single Family Residence (South & Southeast)	Single Residential (RS) Biological Resources & Fire Safety Overlay (FS-1) Overlays
East	Vacant and Single Family Residences	Single Residential (RS) Biological Resources & Fire Safety Overlay (FS-1) Overlays
West	Vacant	General Commercial (CG) Biological Resources & Fire Safety Overlay (FS-1) Overlays

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Federal: None; State of California: Regional Water Quality Control Board, Fish and Game; County of San Bernardino: Land Use Services – Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Special Districts, Public Works; Local: Big Bear Fire Department.

## **EVALUATION FORMAT**

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on eighteen (18) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
4. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (Listing the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self-monitoring or as requiring a Mitigation Monitoring and Reporting Program.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Geology /Soils                     |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials  | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use/ Planning       | <input type="checkbox"/> Mineral Resources              | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities / Service Systems    | <input type="checkbox"/> Mandatory Findings of Significance |

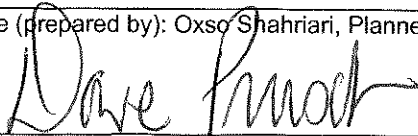
**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature (prepared by): Oxsor Shahriari, Planner



Signature: Dave Prusch, Supervising Planner

01.07.2014

Date: 01/02/2013

1/07/2014

Date: 01/02/2014

Project #: P201300086  
Conditional Use Permit  
STEENO DESIGN FOR MUNEM MAIDA

Potentially  
Significant  
Impact

Less than  
Significant with  
Mitigation  
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Less than  
Significant

No  
Impact

I. **AESTHETICS** - Would the project

a) Have a substantial adverse effect on a scenic vista?

☐ ☐ ☒ ☐

b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

☐ ☐ ☒ ☐

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

☐ ☐ ☒ ☐

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

☐ ☐ ☒ ☐

**SUBSTANTIATION** (Check ☒ if project is located within the view-shed of any Scenic Route listed in the General Plan):

I a) **Less Than Significant Impact.** The project will not have a substantial adverse effect on a scenic vista because the site is separated from the State Highway 38 and the traveling public by the state owned land, containing indigenous trees that buffer the site from view. The project facilitates architectural features, as depicted on the conditionally approved site plan and elevations that complements the mountainous character of the surrounding areas. The proposed development provides aesthetic qualities of a mountain lodge that blends well with the surrounding vistas. As a condition of approval, all the agreed-upon design/architectural components and the required landscaping shall be installed and kept in optimum conditions during the life of the project. The project as proposed meets County's goals in conserving the scenic qualities of this route. Therefore, no potentially significant impact is anticipated and no mitigation measures are deemed necessary

I b) **Less Than Significant Impact.** The project will not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway because these resources will not be substantially compromised as a result of this project. No rock outcroppings or historic buildings have been identified on the site. No protected trees are identified on the site. However, as a Condition of Approval, a Tree or Plant Removal Permit shall be presented to the County Planning for review and approval, issued in compliance with Section 88.01.050 (Tree or Plant Removal Requirements), for the removal of regulated trees and plants. The project will retain 20% of the site in a natural undeveloped vegetated or re-vegetated condition sufficient to ensure vegetative coverage for a forest environment. Adequate number of trees (Fifty seven Jeffrey Pines, 3 cypress trees 6 inches in diameter or wider) shall be remained on site as regulated native trees. These along with the newly planted landscaping will minimize any potential visual impact to a level below significance. These trees along with those on the public land along state highway and to the west/southwest to the site will buffer the development from the traveling public's view traveling along the State Highway. Therefore, no potentially significant impact is anticipated in this area of concern and no mitigation measures are deemed necessary.

- I c) **Less Than Significant Impact.** The proposed project does not have the potential to substantially degrade the existing visual character or quality of the site and its surroundings because the site is separated from the State Highway 38 and the traveling public by the state owned land, containing indigenous trees that buffer the site from view. The project is conditioned to provide adequate landscaping and screening to minimize any potential impact to its surroundings. The proposed development provides aesthetic qualities of a mountain lodge that blends well with the surrounding vistas. As a condition of approval, all the agreed-upon design/architectural components and the required landscaping shall be installed and kept in optimum conditions during the life of the project. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- I d) **Less Than Significant Impact.** The proposed project's onsite lighting will be designed in accordance with standards defined in the County Development Code to shield away all light sources from the street, night sky, and the surrounding residential properties. All signs proposed by this project may only be lit by steady, stationary and shielded light sources, and the glare from the luminous source shall not exceed one-half (0.5) foot-candle. A lighting plan is required, subject to review and approval by Planning which requires that all project light sources be placed and designed so as not to cause glare or excessive light spillage into neighboring sites, night sky, or public roadways. As Consistent with County Code Section 83, this approval does not allow installation or use of any artificial light source that will be emitted into the night sky. The project is conditioned to use low intensity lamps especially at the development boundaries. All lighting shall be hooded and designed with sharp-cutoff luminaries to reflect away from adjoining properties and public thoroughfares. The project will not be a source of substantial light or glare, therefore, no potentially significant impact is anticipated in this area of concern and no mitigation measures are deemed necessary.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>II. AGRICULTURE AND FOREST RESOURCES</b> - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project, and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION** (Check ☐ if project is located in the Important Farmlands Overlay):

- II a) **No Impact.** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance on the maps prepared, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, proposed development will not negate or hamper any agricultural uses on the site.
- II b) **No Impact.** The proposed project does not conflict with existing zoning for agricultural use or a Williamson Act contract because the subject property is not zoned for agricultural use.
- II c) **No Impact.** The project does not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)) because the project is not identified as a timberland resources. Therefore, no potential for such rezoning or conversion of the resources exists due to this development.
- II d) **Less Than Significant Impact.** The proposed use does not result in the loss of forestland or conversion of forestland to non-forest use because the project is conditioned to retain 20% of the site in a natural undeveloped vegetated OR re-vegetated condition sufficient to ensure vegetative coverage for a forest environment, as outlined in 88.01.050 (f) (2) (II). As a Condition of Approval, a Tree or Plant Removal Permit shall be presented to the County Planning, issued in compliance with Section 88.01.050 (Tree or Plant Removal Requirements), for the removal of regulated trees and plants to ensure adequate number regulated native trees shall remain on the project site. Adequate number of trees—Fifty seven Jeffrey Pines, 3 cypress trees—6 inches in diameter or wider are kept on the grounds. Therefore, no potential impact is anticipated in this area of concern and no mitigation measures are deemed necessary.
- II e) **Less Than Significant Impact.** The proposed use does not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forestland to non-forest use because the project site does not meet the definitions of farmland. Forest land character of the site shall be sustained as described in II-d, above. Therefore, no potential impact is anticipated in this area of concern and no mitigation measures are deemed necessary.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**



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III. **AIR QUALITY** - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- |  |                          |                                     |                                     |                          |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION** (Discuss conformity with the South Coast Air Quality Management Plan, if applicable):

- III a) **Less Than Significant Impact.** The project is within the South Coast Air Basin and under the jurisdiction of the South Coast Air Quality Management District. The South Coast Air Quality Management District is responsible for maintaining and ensuring compliance with its Air Quality Management Plans. A project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. The project will not conflict with or obstruct implementation of the South Coast Air Quality Management Plan, because the project is conditioned to follow all the District's rules and regulation as these measures are mandatory requirements. A project may also be non-conforming if it, as examples, increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area relative to applicable land use plans. The project is anticipated to lead to a net decrease in traffic because it will serve the residence locally, therefore reducing the miles traveled for similar products and services. While the project will minimally generate additional vehicle trips from servicing and delivery vehicles servicing the site, the existence of the gas station is expected to serve the local residence and reduce vehicle miles currently traveled to reach the same products and services not available on or near the project site, without the project. This 6,793 square foot convenience store, gas station, and a caretaker residence is consistent with the growth projections and associated emissions used in the adopted County of San Bernardino Greenhouse Gas Emission Reduction Plan because it is smaller in size than the sample Gas Station/Convenience store of 7,200 square feet used for the referenced study, therefore the project is expected to fall short of 3000 metric tons of Carbon Dioxide Equivalent (CO<sub>2</sub>e) per year for the proposed use. Therefore, no significant impact is anticipated and no mitigation measure is deemed necessary.

- III b) **Less Than Significant Impact.** The project is not expected to violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use does not exceed thresholds of concern, as established by the District for this category of use. The project's construction and operational emissions are expected to fall short of 3000 metric tons of Carbon Dioxide Equivalent (CO<sub>2</sub>e) per year for this use type. However, some impact is identified during project construction, therefore mitigation measures III-1, III-2 and III-3 are imposed to further limit or control potential fugitive dust and regulate construction activities. Upon completion, the site will be paved and landscaped which will mean little or no wind-blown dust or particulate matter will leave the site. Temporary potential significant impacts are anticipated during construction, therefore mitigation measures III-1, III-2 and III-3 are required as conditions of approval to reduce any potential impact to a level below significance.
- III c) **Less Than Significant Impact With Mitigation Incorporated.** The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed uses do not exceed established thresholds of concern for this use category. This 6,793 square foot convenience store, gas station, and a caretaker residence is consistent with the growth projections and associated emissions used in the County of San Bernardino Emission Reduction Plan because it is less in size than sample Gas Station/Convenience store of 7,200 square feet, and therefore it is expected to fall short of 3000 metric tons of Carbon Dioxide Equivalent (CO<sub>2</sub>e) per year for this use type. Operation and the related equipment proposed for this use do not generate identifiable criteria pollutants is most likely not to approach the threshold of potentially significant Greenhouse Gas (GHG) emissions set forth for the proposed use. Therefore, no potentially significant impact is anticipated and no mitigation measures are deemed necessary.
- III d) **Less Than Significant Impact.** The project will not expose sensitive receptors to substantial pollutant concentrations, because the construction or operation of this facility does not involve identified concentrations of substantial pollutants. Temporary potential, significant impacts are anticipated during construction, therefore mitigation measures III-1, III-2 and III-3 are required to reduce any potential impact to a level below significance.
- III e) **Less Than Significant Impact.** The project will not create odors affecting a substantial number of people because there are no identified potential uses that will result in the production of objectionable odors. Therefore, no potentially significant impact is anticipated and no mitigation measures are deemed necessary.

**Possible significance adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant.**

**MM# Mitigation Measures**

**III-1** Air Quality – Dust Control Plan. The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include these elements to reduce dust production:

- a. Exposed soil shall be kept continually moist through a minimum of twice daily waterings to reduce fugitive dust during all grading and construction activities
- b. Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles.
- c. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday.
- d. Tires of vehicles will be washed before the vehicle leaves the project site and enters a paved road.
- e. Any truck hauling dirt away from the site shall be covered
- f. During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
- g. Storage piles that are to be left in place for more than three working days shall either be sprayed with a non-toxic soil binder, or covered with plastic or revegetated.

[Mitigation Measure III-1]

**III-2** Air Quality – Construction Plan. Developer shall submit written verification that all construction contracts and sub-contracts for the project contain provisions that require adherence to the following standards to reduce impacts to air quality. During construction, each contractor and subcontractor shall implement the following, whenever feasible:

- a. Suspend use of all construction equipment operations during second stage smog alerts. For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).
- b. Trucks/equipment shall not be left idling on site for periods in excess of 10 minutes.
- c. Provide temporary traffic control during all phases of construction.
- d. Substitute diesel-powered equipment with electric and gasoline-powered equipment.
- e. Onsite electrical power hook-ups shall be provided for electric construction tools to eliminate the need for diesel-powered electronic generators.
- f. Install storm water control systems to prevent mud deposition onto paved areas during construction.
- g. Contractors shall use low sulfur fuel for stationary construction equipment as required by AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.

[Mitigation Measure III-2]

**III-3** Air Quality – Coating Restriction Plan. The developer shall submit a letter agreeing to these Coating Restrictions and to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to these requirements. These shall include, but are not be limited to:

- a. Architectural coatings with Reactive Organic Compounds (ROC) shall not have a content greater than 100 g/l.
- b. Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs./day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day
- c. High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings.

[Mitigation Measure III-3]

**IV. BIOLOGICAL RESOURCES - Would the project:**

Impact

Mitigation  
Incorp.

a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐☐☒☐

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

☐☐☒☐

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?

☐☐☒☐

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐☐☒☐

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐☐☒☐

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?

☐☐☒☐

**SUBSTANTIATION** (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ☒):

- IV a) **Less Than Significant Impact.** This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because the site is not expected to support any sensitive species, sensitive habitats, or wildlife corridors based on the General Biological Assessment report prepared for this site by the RCA Associates, LLC. Therefore, potential significant impact to the biological resources is deemed minimal and no mitigation measures are deemed necessary.

- IV b) **Less Than Significant Impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service because no riparian habitat or sensitive natural community are identified on the project site. The Assessment mentioned above finds no sensitive habitats, stream, wetlands or wildlife corridors on this site. Therefore, potential significant impact to the biological resources is deemed minimal and no mitigation measures are deemed necessary.
- IV c) **Less Than Significant Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because the project is not located within an identified protected wetland. The Assessment mentioned above finds no sensitive habitats, stream, wetlands or wildlife corridors on this site. Therefore, potential significant impact to the biological resources is deemed minimal and no mitigation measures are deemed necessary.
- IV d) **Less Than Significant Impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because the site is not expected to support any sensitive species, sensitive habitats, wildlife nursery, or wildlife corridors, based on the General Biological Assessment report prepared for this site by the RCA Associates, LLC. Therefore, potential significant impact to the biological resources is deemed minimal and no mitigation measures are deemed necessary.
- IV e) **Less Than Significant Impact.** This project will not conflict with any local policies or ordinances protecting biological resources because such ordinances take effect when protected tree species are present on a given site. No protected species of trees has been identified on this parcel. The management and well-being of the native regulated tree falls under Chapter 88.01: Plant Protection and Management, discussed separately under Agriculture and Forest Resources, II-d. Therefore no potentially significant impact is anticipated in this area of concern and no mitigation measures are deemed necessary.
- IV f) **Less Than Significant Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan because no such plan has been identified on this project site, based on the General Biological Assessment report prepared by the RCA Associates, LLC. Therefore, potentially significant impact is anticipated in this area of concern and no mitigation measures are deemed necessary.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

**V. CULTURAL RESOURCES - Would the project**

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Potentially  
Significant  
Impact

Less than  
Significant with  
Mitigation  
Incorp.

Less than  
Significant

No  
Impact

☐ ☐ ☒ ☐

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

☐ ☐ ☒ ☐

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

☐ ☐ ☒ ☐

d) Disturb any human remains, including those interred outside of formal cemeteries?

☐ ☐ ☒ ☐

**SUBSTANTIATION** (Check if the project is located in the Cultural ☐ or Paleontologic ☐ Resources overlays or cite results of cultural resource review):

- V a) **Less Than Significant Impact.** This project will not cause a substantial adverse change in the significance of a historical resource, because there are no such resources identified on or in the vicinity of the project. To further reduce the potential for impacts, a precautionary mitigation shall be added to the project conditions of approval that requires the developer to contact the County Museum for determination of appropriate excavation and recovery actions, if any finds are made during project grading and construction.
- V b) **Less Than Significant Impact.** This project will not cause a substantial adverse change to an archaeological resource, because there are no such resources identified in the vicinity of the project. To further reduce the potential for impacts, a precautionary mitigation shall be added to the project conditions of approval that requires the developer to contact the County Museum for determination of appropriate excavation and recovery actions, if any finds are made during project grading and construction.
- V c) **Less Than Significant Impact.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because there are no such resources identified in the vicinity of the project. To further reduce the potential for impacts, a precautionary mitigation shall be added to the project conditions of approval that requires the developer to contact the County Museum for determination of appropriate excavation and recovery actions, if any finds are made during project grading and construction.
- V d) **Less Than Significant Impact.** This project will not disturb any human remains, including those interred outside of formal cemeteries, because there are no such burial grounds that have been identified in the vicinity of the project. To further reduce the potential for impacts, if any human remains are discovered, during grading and construction of this project, the developer is required to contact the County Coroner and County Museum for determination of appropriate excavation and recovery actions; and a Native American representative, if the remains are determined to be of Native American origin.

Therefore, no significant adverse impacts are identified or anticipated. As a precautionary measure to further reduce any potential for impacts, the following requirement will apply:

**MM# Mitigation Measures**

**V-1** Cultural Resources. The "developer" shall prepare, submit for review and obtain approval of a letter agreeing to adhere to the following requirements and to include in any construction contracts/subcontracts a requirement that project contractors adhere to the following requirements:

*If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory resource excavation and recovery has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend appropriate actions. The developer shall implement any such additional action to the satisfaction of County Planning and the County Museum. If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall also be notified.*

[Mitigation Measure V-1]

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**VI. GEOLOGY AND SOILS - Would the project:**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:  |                          |                          |                                     |                          |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION** (Check ☐ if project is located in the Geologic Hazards Overlay District):

- VI a) **Less Than Significant Impact.** (i-iv) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving; i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) Seismic-related ground failure, including liquefaction or iv) Landslides, because there are no such geologic hazards identified in the immediate vicinity of the project site. The project and its existing and/or proposed structures shall be reviewed and conditioned by County Building & Safety Division; and subsequently confirmed in compliance or constructed with appropriate seismic standards.



- VI b) **Less Than Significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil because the scope of construction activities proposed will not require further substantial disturbance of the site. The project and related grading and construction activities shall be reviewed and conditioned by County Building & Safety Division; and subsequently confirmed in compliance or constructed with appropriate seismic standards. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VI c) **Less Than Significant Impact.** The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The project and related grading and construction activities shall be reviewed and conditioned by County Building & Safety Division; and subsequently confirmed in compliance or constructed with appropriate seismic standards. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VI d) **Less Than Significant Impact.** The project site is not located in an area that has been identified as having the potential for expansive soils; therefore it will not create substantial risks to life or property. The project and related grading and construction activities shall be reviewed and conditioned by County Building & Safety Division; and subsequently confirmed in compliance or constructed with appropriate seismic standards. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VI e) **Less Than Significant Impact.** The proposed development will not have wastewater disposal needs; therefore no significant impact is anticipated. The project and related grading and construction activities shall be reviewed and conditioned by County Building & Safety Division; and subsequently confirmed in compliance or constructed with appropriate seismic standards. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

**VII. GREENHOUSE GAS EMISISONS - Would the project:**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially  
Significant  
Impact

Less than  
Significant with  
Mitigation  
Incorp.

Less than  
Significant

No  
Impact

☐ ☐ ☒ ☐

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

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**SUBSTANTIATION** (Check ☐ if project is located within the Mineral Resource Zone Overlay):

VII a, b) **Less Than Significant Impact.** Operational emissions of the proposed project would not exceed criteria or GHG emissions thresholds because this 6,793 square foot convenience store, gas station, and a caretaker residence is consistent with the growth projections and associated emissions used in the adopted County of San Bernardino Greenhouse Gas Emission Reduction Plan because it is smaller in size than the sample Gas Station/Convenience store of 7,200 square feet used for the referenced study, therefore the project is expected to fall short of 3000 metric tons of Carbon Dioxide Equivalent (CO<sub>2</sub>e) per year for the proposed use.

As discussed in Air Quality section of this document, the proposed project's primary contribution to air emissions is attributable to construction activities. Project construction shall result in greenhouse gas (GHG) emissions from the following construction related sources: (1) construction equipment emissions and (2) emissions from construction workers personal vehicles traveling to and from the construction site. Construction-related GHG emissions vary depending on the level of activity, length of the construction period, specific construction operations, types of equipment, and number of personnel. The Air Quality – Construction Mitigation condition will address the air quality and GHG emission concerns for construction activities including equipment and trucks visiting the site.

Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

**VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:**

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION**

- VII a) **Less Than Significant Impact.** The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because the use proposed is not anticipated to involve such activities. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, and in some instances, to additional land use review. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VII b) **Less Than Significant Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VII c) **Less Than Significant Impact.** The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, because the project does not propose the use of hazardous materials and all existing and proposed schools are more than one-quarter mile away from the project site. If such uses are proposed in the future on this site, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VII d) **Less Than Significant Impact.** The project site is not included on a list of hazardous materials sites.
- VII e) **Less Than Significant Impact.** The project site is not located within an airport land use plan; therefore, the project cannot result in a safety hazard for people residing or working in the project area.
- VII f) **Less Than Significant Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VII g) **Less Than Significant Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from State Highway 38.
- VII h) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because the proposed facility and its associated structures shall be reviewed by County Fire for approval. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

**VIII. HYDROLOGY AND WATER QUALITY - Would the project:**

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structure that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION**

- VIII a) **Less Than Significant Impact.** The project will not violate any water quality standards or waste discharge requirements, because the proposed mechanisms that provide water and discharge systems shall be reviewed by County EHS to ensure compliance with both water quality and waste discharge requirements. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VIII b) **Less Than Significant Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project proponent is required to provide EHS with documentations that substantiate water availability, of acceptable quality, to serve the development. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VIII c) **Less Than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site because only minimal grading is associated with project; and there are no rivers or streams on site. The project is conditioned not alter or occupy natural drainage courses. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VII d) **Less Than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site because no river or stream has been identified on the project site. A Water Quality Management Plan has been reviewed by County Land Use Services Drainage Section to ensure surface runoff will either be entirely handled on site, or that the overflow will not impede on surrounding properties and or road infrastructure. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VIII e) **Less Than Significant Impact.** The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff because a Water Quality Management Plan has been reviewed by County Land Use Services Drainage Section to ensure surface runoff will either be entirely handled on site, or that the overflow will not impede on surrounding properties or stormwater drainage infrastructure. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VIII f) **Less Than Significant Impact.** The project will not otherwise substantially degrade water quality, because appropriate measures for water quality protection and erosion control have been required. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VIII g) **Less Than Significant Impact.** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map because the project is not within an area with determined flood hazard and it does not involve residential housing development. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

- VIII h) **Less Than Significant Impact.** The project will not place within a 100-year flood hazard area structures that would impede or redirect flood flows because the project site is not identified by the County Land Use Services Drainage Section to be within a 100-year flood hazard area. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VIII i) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VIII j) **Less Than Significant Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the project site in the path of any potential mudflow. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>IX. LAND USE AND PLANNING - Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### SUBSTANTIATION

- IX a) **Less Than Significant Impact.** The project will not physically divide an established community, because the project is a logical and orderly extension of the planned land uses. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- IX b) **Less Than Significant Impact.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because the project is consistent with all applicable land use policies and regulations of the County Code and General Plan as the proposed use is consistent with its designated zoning. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- IX c) **Less Than Significant Impact.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**



**X. MINERAL RESOURCES - Would the project:**

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Potentially  
Significant  
Impact

Less than  
Significant with  
Mitigation  
Incorp.

Less than  
Significant

No  
Impact

☐ ☐ ☒ ☐

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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**SUBSTANTIATION** (Check ☐ if project is located within the Mineral Resource Zone Overlay):

X a) **Less Than Significant Impact.** The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state because there are no identified important mineral resources on the project site. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

X b) **Less Than Significant Impact.** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**XI. NOISE** - Would the project:

- |   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**SUBSTANTIATION** (Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐):

- XI a-c) **Less Than Significant Impact.** The proposed project will not include uses that will exceed San Bernardino County Noise Standards and those of County Development Code. The "developer" as defined in the Conditions of Approval will be required to ensure that the noise generated by the ongoing operations, and the associate groundborne noise, shall not exceed County Noise Standards. Because the project abuts residential development, the project is conditioned to monitor its noise levels to ensure project noise will not exceed County Noise Standards of 55 dB(A) for residential areas from 7am-10pm, as measured at the project's property boundaries. Noise levels after 10pm shall not exceed 45 dB(A) where the project site abuts single family residences. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

- XI d) **Less Than Significant Impact With Mitigation Incorporated.** The project may generate substantial temporary or periodic increase in ambient noise levels above levels existing without the project due to construction activities which may include excavations, grading, and building erection/modification on the project site. Mitigation measure XI-1 as stated below will reduce any potential noise impact of these temporary construction. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XI e) **No Impact.** The project site is not located within an airport land use plan; therefore, the project cannot result in a safety hazard for people residing or working in the project area.
- XI f) **No Impact.** The project is not within the vicinity of a private airstrip; therefore, the project cannot result in a safety hazard for people residing or working in the project area.

**Possible significance adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant.**

#### **MM# Mitigation Measures**

- XI-1 Noise Mitigation.** The "developer" shall submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:
- Exterior construction activities shall be limited between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.*
  - Interior construction activities may occur on any day and any time provided they comply with the County noise standards. (SBCC 83.01.080).*
  - Construction equipment shall be muffled per manufacturer's specifications.*
  - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.*
- [Mitigation Measure XI-1]*

**XII. POPULATION AND HOUSING - Would the project:**

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION**

- XII a) **No Impact.** The project will not induce population growth in the area either directly or indirectly because the project is not proposing any new residential development and will make use of the existing roads and infrastructure. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XII b) **No Impact.** The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing because the project does not propose demolition of any existing housing to necessitate the construction of replacement housing. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XII c) **No Impact.** The proposed use will not displace substantial numbers of people because the project uses does not proposes to displace any number of people. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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### XIII. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### SUBSTANTIATION

- XIII a) **Less Than Significant Impact.** The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities because the proposed development is expected to contribute to overall business tax revenues to provide a source of funding for such governmental facilities and public services which is deemed sufficient to offset any demand increases by this project. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

**XIV. RECREATION**

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION**

- XIV a) **Less Than Significant Impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because of the project does not involve residential development and will not cause impacts associated with an increase in populations. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XIV b) **Less Than Significant Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment because the proposed development will not result in an increased demand for recreational facilities. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**XV. TRANSPORTATION/TRAFFIC - Would the project:**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Result in inadequate parking capacity?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION**

- XV a-b) **Less Than Significant Impact.** The proposed project will not cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system, i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections, because a Traffic Report prepared by Hall & Foreman, Inc. has concluded that the project traffic "will not cause any significant negative impact to the surrounding street system". The study continues to state that the street system will be adequate to handle estimated project and future traffic with the existing intersection geometrics" and that Service Levels will remain at the level C until the forecast year of 2035. The referenced traffic has examined the traffic impacts specifically for the project as well as analysis of the overall growth within the area to ensure any cumulative impacts are addressed. The Traffic Report specifically studies the accessibility from State Highway 38 and State Lane and the corresponding intersection, background traffic which includes auxiliary traffic aside from the project specific traffic demands, and the traffic condition for the future Year 2035 forecast year and finds that traffic control systems are sufficient to adequately serve the project site; and that no traffic signal is warranted. The study finds that the existing traffic conditions and the two-way stop controls sign surrounding the project site are operating at sufficient levels during the morning and evening peak hours. The County Traffic Division and Caltrans have reviewed the project and they are in support to the project, subject to meeting conditions of approval. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

- XV c) **Less Than Significant Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, because there are no anticipated notable impacts on air traffic volumes by passengers or freight generated by the proposed use and no new air traffic facilities are proposed. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XV d) **Less Than Significant Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses, because the project site is adjacent to or near established roads, State Highway 38 and State Lane which provide adequate physical access with appropriate sight distance and properly controlled intersections. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XV e) **Less Than Significant Impact.** The project will not result in inadequate emergency access, because the project will be conditioned to provide adequate access points, designed to accommodate emergency vehicles. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XV f) **Less Than Significant Impact.** The project will not result in inadequate parking capacity, because the project parking needs for project visitors and employees has been analyzed and deemed satisfactory. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XV g) **Less Than Significant Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because the scope and nature of the proposed project is deemed not burden to the existing infrastructure. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**



**XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:**

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION**

- XVI a) **Less Than Significant Impact.** The proposed project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board as determined by County Public Health – Environmental Health Services (EHS); therefore any impact will be less than significant in this area. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI b) **Less Than Significant Impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities because the project water and sewage disposal need shall be subject to the County Environmental Health Services' (EHS) review and approval. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

- XVI c) **Less Than Significant Impact.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects because the project will use the existing storm water and drainage infrastructure. The project's hydrology and drainage conditions have been review by County Drainage Section, based on the Preliminary Hydrology Study and a Preliminary Water Quality Management Plan prepared by Jerry L. Miles, P.E. The County Drainage Section is in support of the project subject to Conditions of Approval. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI d) **Less Than Significant Impact.** The proposed project will have sufficient water supplies available to serve its operation from existing entitlements and resources because the project will either be served by an established water purveyor, or conditioned to have its onsite water source reviewed and approved by EHS. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI e) **Less Than Significant Impact.** The proposed project's wastewater treatment system shall be reviewed for approval by County EHS. Therefore onsite handling of wastewater shall be continually monitored to ensure compliance. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI f) **Less Than Significant Impact.** The proposed project's solid waste disposal needs shall be serviced by an approved solid waste facility in conformance with the San Bernardino County Code Chapter 8, Section 33.0830, subject to County EHS review and approval. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI g) **Less Than Significant Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste. The proposed project's solid waste disposal needs shall be serviced by an approved solid waste facility in conformance with the San Bernardino County Code Chapter 8, Section 33.0830, subject to County EHS review and approval. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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## XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ ☐ ☒ ☐

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

☐ ☐ ☒ ☐

- c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly Or indirectly?

☐ ☐ ☒ ☐

## SUBSTANTIATION

- XVII a) **Less Than Significant Impact.** The project will not have the potential to significantly degrade the overall quality of the region's environment or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory because the project's potential impacts have been reviewed by RCA Associates, LLC through performance of a General Biological Resources Assessment which finds that the site is not expected to support any sensitive species, sensitive habitats, or wildlife corridors. The study finds that the proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service because no riparian habitat or sensitive natural community are identified on the project site. This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because the project is not located within an identified protected wetland. The Assessment mentioned above finds no sensitive habitats, stream, wetlands or wildlife corridors on this site. No protected species of trees has been identified on this parcel. The management and well-being of the native regulated tree falls under Chapter 88.01: Plant Protection and Management—discussed separately under Agriculture and Forest Resources, II-d. The reference study by RCA Associates, LLC. also finds that the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan because no such plan has been identified on this project site. No potentially significant impact to biological resources is anticipated and no mitigation measures are deemed necessary.

Operational emissions of the proposed project would not exceed criteria or GHG emissions thresholds because this 6,793 square foot convenience store, gas station, and a caretaker residence is consistent with the growth projections and associated emissions used in the adopted County of San Bernardino Greenhouse Gas Emission Reduction Plan because it is smaller in size than the sample Gas Station/Convenience store of 7,200 square feet used for the referenced study, therefore the project is expected to fall short of 3000 metric tons of Carbon Dioxide Equivalent (CO<sub>2</sub>e) per year for the proposed use.

As discussed in Air Quality section of this document, the proposed project's primary contribution to air emissions is attributable to construction activities. Project construction shall result in greenhouse gas (GHG) emissions from the following construction related sources: (1) construction equipment emissions and (2) emissions from construction workers personal vehicles traveling to and from the construction site. Construction-related GHG emissions vary depending on the level of activity, length of the construction period, specific construction operations, types of equipment, and number of personnel. The Air Quality – Construction Mitigation condition will address the air quality and GHG emission concerns for construction activities including equipment and trucks visiting the site.

As discussed in Air Quality section of this document, the proposed project's primary contribution to air emissions is attributable to construction activities. Project construction shall result in greenhouse gas (GHG) emissions from the following construction related sources: (1) construction equipment emissions and (2) emissions from construction workers personal vehicles traveling to and from the construction site. Construction-related GHG emissions vary depending on the level of activity, length of the construction period, specific construction operations, types of equipment, and number of personnel. The Air Quality – Construction Mitigation condition will address the air quality and GHG emission concerns for construction activities including equipment and trucks visiting the site. Additionally, there are no identified historic or prehistoric resources identified on this site. If any archaeological or paleontological resources are identified during land disturbance and/or project construction, the project is conditioned to stop and identify appropriate authorities, which will properly record and/or remove for classification any such finds. Operational emissions of the proposed project would not exceed criteria or GHG emissions thresholds because this 6,793 square foot convenience store, gas station, and a caretaker residence is consistent with the growth projections and associated emissions used in the adopted County of San Bernardino Greenhouse Gas Emission Reduction Plan because it is smaller in size than the sample Gas Station/Convenience store of 7,200 square feet used for the referenced study, therefore the project is expected to fall short of 3000 metric tons of Carbon Dioxide Equivalent (CO<sub>2</sub>e) per year for the proposed use. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

- XVII b) **Less Than Significant Impact.** The project does not have impacts that are individually limited, but cumulatively considerable. The other project sites in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites are capable of absorbing such uses without generating any cumulatively significant impacts.
- XVII c) **Less Than Significant Impact.** The project will not have other environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of the design of the proposed project. The project will be conditioned to ensure that all necessary mitigation measures are followed prior to occupancy.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

**XVIII. MITIGATION MEASURES**

(Any mitigation measures, which are not 'self-monitoring shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)

**SELF MONITORING MITIGATION MEASURES:** (Condition compliance will be verified by existing procedure)

**MM# Mitigation Measures**

**III-1** Air Quality – Dust Control Plan. The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include these elements to reduce dust production:

- a. Exposed soil shall be kept continually moist through a minimum of twice daily waterings to reduce fugitive dust during all grading and construction activities.
- b. Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles.
- c. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday.
- d. Tires of vehicles will be washed before the vehicles leave the project site and enters a paved road.
- e. Any truck hauling dirt away from the site shall be covered
- f. During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
- g. Storage piles that are to be left in place for more than three working days shall either be sprayed with a non-toxic soil binder, or covered with plastic or revegetated.

[Mitigation Measure III-1]

**III-2** Air Quality – Construction Plan. Developer shall submit written verification that all construction contracts and sub-contracts for the project contain provisions that require adherence to the following standards to reduce impacts to air quality. During construction, each contractor and subcontractor shall implement the following, whenever feasible:

- a. Suspend use of all construction equipment operations during second stage smog alerts. For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).
- b. Trucks/equipment shall not be left idling on site for periods in excess of 10 minutes.
- c. Provide temporary traffic control during all phases of construction.
- d. Substitute diesel-powered equipment with electric and gasoline-powered equipment.
- e. Onsite electrical power hook-ups shall be provided for electric construction tools to eliminate the need for diesel-powered electronic generators.
- f. Install storm water control systems to prevent mud deposition onto paved areas during construction.
- g. Contractors shall use low sulfur fuel for stationary construction equipment as required by AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.

[Mitigation Measure III-2]

- III-3** Air Quality – Coating Restriction Plan. The developer shall submit a letter agreeing to these Coating Restrictions and to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to these requirements. These shall include, but are not be limited to:
- Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs./day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day
  - Architectural coatings with Reactive Organic Compounds (ROC) shall not have a content greater than 100 g/l.
  - High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings.
- [Mitigation Measure III-3]

- V-1** Cultural Resources. The “developer” shall prepare, submit for review and obtain approval of a letter agreeing to adhere to the following requirements and to include in any construction contracts/subcontracts a requirement that project contractors adhere to the following requirements:
- If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory resource excavation and recovery has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend appropriate action. The developer shall implement any such additional action to the satisfaction of County Planning and the County Museum. If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall also be notified.
- [Mitigation Measure V1]

- XI-1** Noise Mitigation. The “developer” shall submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:
- Exterior construction activities shall be limited between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.
  - Interior construction activities may occur on any day and any time provided they comply with the County noise standards. (SBCC 83.01.080).
  - Construction equipment shall be muffled per manufacturer's specifications.
  - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.
- [Mitigation Measure XI-1]

## **GENERAL REFERENCES**

- Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)
- California Department of Water Resources Bulletin #118 (Critical Regional Aquifers), 1975
- CEQA Guidelines, Appendix G
- California Standard Specifications, July 1992
- County Museum Archaeological Information Center
- County of San Bernardino Development Code, 1998
- County of San Bernardino General Plan, adopted 1989, revised 1998
- County of San Bernardino Hazard Overlay Map FH 27
- County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998
- County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995
- County of San Bernardino, June 2004, *San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance*.
- County of San Bernardino Road Planning and Design Standards
- Environmental Impact Report, San Bernardino County General Plan, 1989
- Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map
- South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993

## **PROJECT SPECIFIC STUDIES:**

General Biological Resources Assessment; RCA Associate, LLC.; January 2013;  
Traffic Report; Hall & Foreman, Inc.; September 2013;  
Preliminary Water Quality Management Plan; Jerry L. Miles, P.E.; February 2013; and  
Preliminary Hydrology Study; Jerry L. Miles, P.E.; February 2013